

REAL ESTATE
AND BUILDING.

SOUTHERN PROGRESS SECTION OF THE WASHINGTON HERALD

COMMERCE
AND INDUSTRY.

WASHINGTON, D. C., SUNDAY, NOVEMBER 7, 1909.

MARYLAND TOWN SHOWS PROGRESS

Hyattsville Gives Proof of
Increased Activity.

IT ADVANCES IN TEN YEARS

Installs Water Supply, Sewage System, and Electric Street Lighting Within a Decade—Johnson Avenue Improved This Year—Many New Dwellings Built—Starts Fire House.

Hyattsville, Nov. 6.—The recent report of the town assessors of Hyattsville shows an increase in the assessable basis which is now considerably over the million dollar mark.

Ten years ago the town had no public water supply, sewerage system, or electric street lighting plant. During this period all these conveniences have been provided. The water supply comes from five artesian wells, with an average depth of 200 feet, the water being pumped to a tank with a capacity of 100,000 gallons. The plant is practically self-sustaining, and is owned by the municipality. The meter system is in vogue.

The sewerage is also the property of the town. The street lighting plant is operated by the Potomac Electric Power Company, of Washington. Many of the main streets have broad granite sidewalks, the cost of which is charged to the abutting property owners. The town tax rate is 35 cents on each \$100, and it requires judicious and economical administration of affairs to keep the town's head above water, so to speak.

Johnson Avenue Macadamized.
The most substantial improvement made here in recent years has just been completed. As soon as Mayor William P. Magruder was sworn in last May he took steps looking to the macadamizing of Johnson avenue west from Maryland avenue. The work was started about six weeks ago, and was opened for traffic several days ago. The roadway is twenty-two feet wide, and the work has been pronounced by experts on road construction from Maryland and the District of Columbia to be about as fine as could be done. The cost of the roadway will be paid for in part from the county road rate fund, the remainder to be assessed against the abutting property owners.

The mayor gave this work his personal attention, supervising every detail, and besides secured the signatures of the property owners to a contract in which they agreed, in advance of the work to pay their proportionate share of the expense. He states that the next street to be macadamized will be Spencer street, on which is located three of the six local churches, the public school house, Masonic Temple, and the First National Bank of Hyattsville.

Will Build Fire House.

Mayor Magruder recently appointed a committee of three members of the town council to secure plans for a new building to be erected on Ravenswood avenue, where the local fire department recently purchased a piece of ground with a frontage of 100 feet. The structure is for the use primarily of the fire department, but rooms will be provided in which to hold sessions of the town council, also for the mayor's private office and the town treasurer. The building will probably cost in the neighborhood of \$5,000, and will be as artistically designed as the funds available will permit.

The authorities of the local Presbyterian church have recently purchased several lots at the corner of Wine and Queens avenues on which to erect a handsome edifice, and plans are now preparing for the building. The present church is located on Maryland avenue and the formation of the original congregation dates back 150 years.

Many Homes Erected.

During the past year many dwelling houses have been erected here. Town Councilman Herman E. Burgess, a prominent Washington contractor, has erected fifteen or twenty houses on Baltimore street in the southeastern section of the town. These houses are provided with all modern conveniences.

Hugh Latimer and O. G. Arnold have just taken possession of their new homes in Wine avenue, and James J. Hill is erecting a dwelling house in the same avenue, near Franklin street. Dr. Thomas E. Latimer is erecting a handsome house on the "Oaklawn" property, and Messrs. H. W. Dorsey and George B. Luckey are having plans prepared for dwellings at Franklin street and McCleary avenue. Mr. O. B. Zantinger, active in the development of Washington suburban property, has purchased "Bonnie Brae," the home of the late Francis H. Smith, and has expended several thousand dollars in remodeling the property. It is now a typical Southern home, with board verandas and large porch pillars. Hyattsville is located about six miles from the center of the Capital City, and two miles from the District line. It is reached by both electric and steam railways, the former's cars running on a five-minute schedule during certain hours in the morning and afternoon, to accommodate patrons who are employed in the government departments in Washington. The town has a population of about 2,000, with a fine school and churches of all denominations. There never has been a saloon in Hyattsville, and this fact is considered by many to be the chief cause of the town's conservative growth during the past decade. It is regarded as certain that the town will continue to receive its share of new Maryland citizens from Washington, who are constantly seeking homes in the suburbs of Washington.

Rubber on the Plantations.

If the demand for rubber increases at the present rate, the world ought to be consuming in 1914 about 100,000 tons. What the total world production will be at that time is, of course, problematical, but it looks as though plantations would be producing more than enough to supply the world market. Such supply will be reasonably regular, will be based upon a known cost price, and it is quite evident that there will be no occasion for the immense variations in price which have characterized the rubber market for the past two years in a way not only to carry many losses to manufacturers, but also to embarrass them in manufacturing for a market even near at hand.

TELEPHONE RATE WAR ON.

San Antonio Merchants Threaten to Patronize Rival Company.

San Antonio, Tex., Nov. 6.—Charging that the Southwestern Telephone and Telegraph Company has been demanding an exorbitant price for its service, the Retail Merchants' Association of this city is making a spirited fight for the reduction of the rate now in force. They argue that if the San Antonio Telephone Company, a rival of the company named, can give its service for \$3 a month there is no reason why a higher rate should be imposed. The rate of the Southwestern has been \$5 a month for practically the same service.

Investigations made by the Retail Merchants' Association have shown that the Southwestern charges nowhere more than \$3, and they now want to know the reason why the charge in San Antonio should be \$5 more.

In case the company does not make the reduction wanted, it is the intention of the association to take the matter into the court and the legislature. So far the Southwestern has made no statement.

SCHOOLS IN COUNTRY

Would Follow Plan Developed at Minneapolis.

GOVERNMENT ISSUES BULLETIN

Prof. Willet M. Hays Edits Department Publication Under Title of "Education for Country Life." Makes Strong Plan for Betterment of Rural Instruction.

A valuable contribution to educational literature has been made by the Department of Agriculture under the title of "Education for Country Life." It is edited by Prof. Willet M. Hays, Assistant Secretary, who brings to the subject large experience and ability. To him is chiefly due the success of the Agricultural High School at Minneapolis, with which he was connected for many years. The school was mentioned as a model for the States by Mr. Roosevelt in his address at Lansing College, Michigan.

Prof. Hays has worked out practically much of what he describes. He is not a mere theorist. He states in concise terms the problem of education as it exists in country districts beyond the reach of city schools. With homes far apart, graded schools and the improved methods they employ are unknown. The new education demanded by new conditions is denied the country youth. This tends to send the ambitious youth away from home and deprive the farm of its best brain and brawn.

Big Problem in Education.

Prof. Harris, late Commissioner of Education, said: "The problem of education is the country school." And no reflecting person can doubt it if he will take pains to study the conditions in an average neighborhood beyond city influence.

Prof. Hays sets forth in this bulletin a practical plan to begin the work of rural school improvement. The first step is consolidation of the smaller schools into strong graded schools, with larger buildings and ample grounds, with an equipment and teaching force competent to give instruction in agriculture as well as ordinary studies. Quoting from the bulletin, he states:

"The plan contemplates for each State a system of well-equipped consolidated rural schools, agriculture in village and city schools for such youth from farm or town as may choose, and agriculture in such isolated rural schools as it is not practicable to consolidate.

"A system of State agricultural high

schools, each with a large farm, ample buildings, a score or more of teachers, and suitable equipment for teaching agriculture and home economics.

"A well organized State agricultural college with graduate courses.

"A comprehensive experiment station organization, with branch stations and room on consolidated rural school farms for demonstrations.

Adaptation of Old Ideas.

"Little has been introduced into this scheme of study which is either new in form or untried or concerning the success of which there is any serious question. In most cases the whole plan cannot be at once installed, but the best thought

should be devoted to securing a practical and highly efficient plan that a permanent organization may be finally effected.

"The times demand enlargement and unification in country life educational agencies for many reasons. Highly organized effort in the nonagricultural pursuits has swept past us with ever increasing speed. We need to take stock of our educational facilities for that most important part of our population which produces, besides the food and clothing for us all, boys and girls for the farm, and a vitalizing surplus of people for our cities. We need especially to take an inventory of new educational inventions which may be useful in bringing up our education for country life to high standards.

net earnings for charges and dividends of \$3,300,000, as against \$3,081,000 last year and \$2,585,000 in 1907.

While it is too early to attempt any forecast of results for a year of which eight months is an unknown quantity, it is not without interest to discover that on the present earnings basis the Atlantic Coast Line would have a surplus for dividends of approximately \$3,000,000.

In 1908-09 the surplus was \$4,708,000, equivalent to 3-1/2 per cent on the entire stock. This was nearly \$2,000,000 more than was required for dividends, as compared with a margin of only \$217,777 in 1908 and \$155,869 in 1907. From the present outlook, this balance will be again increased this year.

For three months earnings have compared with last year:

Three months, gross.....\$3,300,000 \$3,250,512 \$3,023,229
Expenses and taxes.....4,567,819 4,196,508 399,593
Net.....\$1,322,222 \$1,054,004 \$929,367

If the directors decide to afford holders of the certificates of indebtedness an opportunity to exchange them for common stock, through the medium of an earlier exchange for the new convertible debentures. It will mean an increase of perhaps \$2,000,000 in the amount of outstanding stock, calling for an increase in dividend payments of \$1,333,000 per annum at the 5 per cent rate. The certificates which will be retired in this manner receive total interest of \$82,754, so that the new stock would add only \$467,000 to annual disbursements.

And near what is now the residence center of town he killed a fine buck deer.

"San Benito now is a growing little town of 1,000 people, with two hotels, a bank, general stores, the largest and finest brick station on the St. Louis, Brownsville and Mexico Railway, erected at a cost of \$10,000, two churches, a cotton gin, a drug store, hardware store, and bakeries.

"The same 'fift avenue' where two years ago an Irishman killed his buck is today lined with cozy, prosperous-looking bungalows, surrounded by bright, well-kept lawns. San Benito has a water system, cement sidewalks are being laid on several of its streets, and recently its citizens voted a \$25,000 bond issue for the purpose of building and equipping one of the most complete school buildings in the Lower Rio Grande valley. The new school building will be ready for occupancy before January 1, 1910.

"The town's remarkable growth is due to the rapid development of the farming country watered by the San Benito gravity canal. Of the original San Benito tract, containing 40,000 acres, the first land was cleared in January, 1908. Today there are over 7,000 acres of this tract in cultivation, in sugar cane, alfalfa, cotton, corn, forage crops, truck, citrus fruits, grapes and other crops, and hundreds of Mexican laborers are at work clearing away the brush for further development.

A juicy boiled out of a tiny bean by the Japanese is said to be an excellent substitute for cow's milk.

ROADS WILL BE ONE THEME

Highway Improvement to Be Emphasized at Commercial Congress.

Subject Will Be Presented in Able Address Illustrated with Pictures and Maps.

One of the subjects to be treated exhaustively at the coming meeting of the Southern Commercial Congress in this city will be good roads. Improved highways will be the subject of an address by J. E. Pennypacker, of West Virginia, chief of the office of good roads in that State. Besides this address, the Department of Agriculture will lend its aid in the exhibition of a volume of material upon the subject, and from beginning to end of the congress the value of public road improvement will be emphasized.

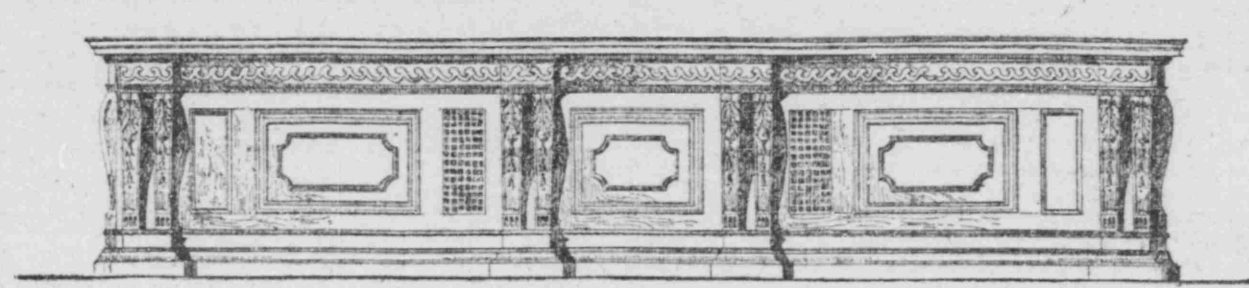
With reference to the general subject the committee of arrangements makes the following statement:

"The lives of all questions affecting the prosperity of the South at the present moment is the question of roads, for upon roads depend the prosperity of farming, the increased demand for land, the opportunity to secure education, the bringing of town and country into sympathetic touch with each other.

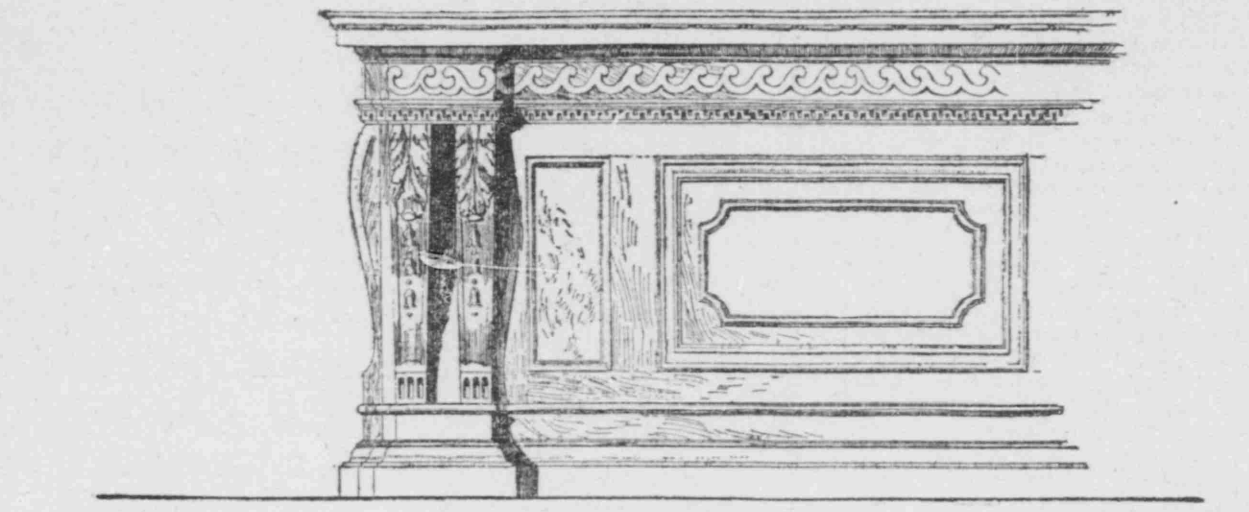
"The vast amount of attention given to the question of roads, both for and against, in the past two years has prompted us to select road-building as one of the special features of the second Southern Commercial Congress, December 6 and 7. The whole subject will be picturesquely treated: Enlarged photographs of bad roads and good, moving pictures of road gangs at work, pictures showing the before and after of some roads that have been improved.

"Models of the different types of road construction will be brought out in congress week for the inspiration of every man in the South interested in roads."

BENCH OF COURT OF APPEALS.



View of the counter and detail of one end.



One-End-Half-Inch-Scale-Details.

COAST LINE IS DOING WELL

Earnings of Railroad Make Very Favorable Impression.

Company Intends to Issue Refunding and Debenture Mortgages and Increase Stock.

Earnings and possibilities of the Atlantic Coast Line Railroad are being studied with more than ordinary interest, in view of the plan of the company to issue a refunding mortgage for \$200,000,000, a debenture mortgage for \$200,000,000, and an increase in the amount of common stock. So far as earnings are concerned, stock and bond holders of the company have every reason to feel encouraged.

In the first three months of this railroad year the Atlantic Coast Line has had the largest net earnings of recent years. The total for July, August, and September was \$1,322,156, an increase of \$306,000, or 32.2 per cent, compared with the corresponding period last year, and of \$540,000 over the first quarter of 1907.

If this rate of improvement is kept up in the remaining nine months, the Atlantic Coast Line will have a balance of

San Benito, Tex., thinks that Altavista, Va., has nothing on it, except that the Virginia town lacks one year of projected history.

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San Benito, Tex., came into being two years ago, and its growth from a wilderness of cacti, mesquite, and chaparral to a town of 1,000 population is quite as remarkable as the rise of Altavista. This is the way a Texas scribe tells it:

"Two years ago an Irish foreman at work with his gang near the present site of San Benito remarked one evening after supper:

"Well, I think I'll take me gun and go down on 'Fift avenue' and kill me a buck."

"And near what is now the residence center of town he killed a fine buck deer. San Benito now is a growing little town of 1,000 people, with two hotels, a bank, general stores, the largest and finest brick station on the St. Louis, Brownsville and Mexico Railway, erected at a cost of \$10,000, two churches, a cotton gin, a drug store, hardware store, and bakeries.

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Sale of Northeast Residence.

William Gibbs & Daniel have sold for Chris Cox Dawson the new two-story brick dwelling at 334 Fourteenth street northeast. The house has a colonial front, with Flemish bond brick and massive porch. It stands on a terrace and occupies a lot twenty feet front by a depth of ninety feet to a rear alley. It has six large rooms and tiled bath and is heated by furnace. It is understood that \$100 was paid for the property, which will be occupied as a residence by Lillie A. Miffleton, the purchaser.

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TOWN HAS NO JAIL.

Palacios Invest Its Money in School Houses Instead.

Palacios is the euphonious name of a small town in Texas, in the southwestern part of Matagorda County. It is six years old and claims 2,000 inhabitants. The town gets its Spanish name from the Tres Palacios Bay, on which it is located. Palacios is perhaps the only town of its size in North America which does not maintain a lockup or some similar institution to restrain disorderly citizens. But there is a reason, which one of its residents in writing to The Washington Herald gives as follows:

"We have a population of over 2,000, and in the past eighteen months not a man has been arrested here for disorderly conduct. We have no saloons, no dives, hence have no jail or calaboose, and instead of building lockups to put our children in, we are building school-houses and are arranging now to build a \$50,000 college. Palacios stands without a rival on the Gulf coast."

BUSINESS IS ACTIVE

Real Estate Man Says 1909 Is Best Year.

HOMES SELL VERY RAPIDLY

Builders Busy and Often Handicapped Because of Delay in Securing Material—Sales of Apartments to Outside Capitalists Goes On—Congressmen Buy Homes.

"I doubt if Washington real estate men generally have ever had a better year than the present one," said Charles F. Wallcraft, secretary and treasurer of Moore & Hill, incorporated, in speaking of the real estate situation yesterday.

"More governmental employees are buying homes in the Capital City than ever before. Transfers of many rows of houses in all sections of the city, practically before these houses are finished, testify to the magnitude of this acquisition of homes by departmental people and other residents of Washington.

"Local builders have had one of the busiest seasons in their recollection. Not a few of them are complaining of the shortage of labor and their inability to secure building supplies rapidly enough, and in sufficient quantity, to complete their operations within the time planned.

"Never have carpenters, bricklayers, and other artisans employed in the building trades been busier than at the present time.

APARTMENTS IN THE LEAD.

"Among the building operations, apartment houses have absorbed no small part of the attention and efforts of the builders, and these residence structures have been filled by tenants as rapidly as completed. The sales of apartment houses have been very encouraging, a large amount of outside capital being invested in these properties in Washington, the transfers being numerous and the prices uniformly good. The number of new business structures and older ones being reconstructed in 1909 sets a high water mark in this line.

"The taking by the government for its uses of the several squares south of Pennsylvania avenue, between Fourteenth and Fifteenth streets, cannot but have its effect on values and in the extension of the business area north of Pennsylvania avenue, Fourteenth street, G street, Thirtieth street, H street, and New York avenue, are sure to be especially affected by these extensions.

"The long session of Congress, that it kept a large number of people in the city, was helpful to realty conditions this year.

CONGRESSMEN BUY HOMES.

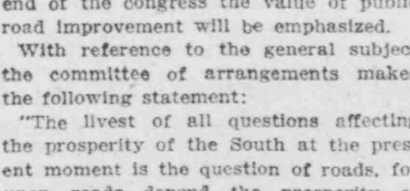
"Among our sales this year have been a number of houses to members of both branches of Congress, to members of the diplomatic corps, and to several prominent officers in the departments.

"As for our own business, the Moore and Hill Company has never seen a better year. We have made no interest taken in local realty by Washingtonians and the outside public than ever before. We have found an increasing demand for investments of every character, not a small proportion being from points distant from Washington. We are looking for an even better year in 1910. The beauties of the Capital are coming to be more and more appreciated, and the value of realty, where the government, in a way, stands as a guarantee of its stability, is more and more recognized throughout the country."

SMITHSONIAN PROFESSOR BUYS HOME.

William Gibbs & Daniel have sold for Zipp Brock lot 24, square 328, in Petworth subdivision, improved by premises 617 Brock Church road. The house is a new structure of red pressed brick, with porch of dark-green color and attractive white cornices, with masonry roof. It has six spacious rooms, with tiled bath, and is heated by hot water. It is situated on a slight elevation facing south, and occupies a lot twenty feet front by a depth of approximately eighty feet. It is understood that \$15,000 was paid for the property, which will be occupied by the Smithsonian Institution, who will occupy the premises as his residence.

DETAIL OF OFFICE ROOM.



Stenographer's desk in one of the private offices of a member of the court.

COURT OF APPEALS

NEAR COMPLETION

New Building Occupies Part of Judiciary Square.

IT IS A SIMPLE STRUCTURE

W. & J. Sloane Receive Contract for Interior Decorations—Special Designs Submitted for Draperies, Furniture, Carpets, and Rugs. Work Will Be Done in New York.

One of the most notable public improvements which has been quietly coming to completion during the past few months is the new building in Judiciary Square, which is to shelter the District Court of Appeals. This building is now inclosed, as the contractors say, and is about to receive its interior finish and decorations.

The building occupies a fine location west of the old City Hall. It fronts on E street and stands about 100 feet from Sixth street, 33 feet in width by 135 in length. It was designed by Elliott Woods, architect and superintendent of the Capitol building and grounds, and has been erected under his personal supervision. The materials used in its construction are Indiana limestone, backed by brick work. It is three stories high, with the main rooms on the second floor.

Planned for the Court.

The building was planned with reference to providing a large room, 42 by 62 feet, for the hearings of the court, for a place of records, private rooms for the justices of the court, attorneys' rooms, a basement for heating purposes, and a library for the use of the court. In all, the building contains about forty-five rooms, including the lobbies. The building was designed to match in a measure the older courthouse, of which it is a companion. The Indiana limestone of the exterior walls compares favorably with the stucco of the old brick courthouse, and the two will form part of a group of buildings which in future years will constitute the court buildings of the District of Columbia.

Outwardly the building presents the appearance of a modest structure of colonial architecture. The entrance is through large doorways leading into a lobby with stairways and elevators leading to the second and third floors. The second floor has in front a colonnade of artistic design which looks out on the Pension Building to the east. Within is the courtroom flanked by the private offices of justices of the court, the room for private conferences, the clerk's office, and the room for the consulting attorneys.

Mr. Woods Superintends.

Mr. Woods, during the course of the construction of the building, had as his assistants W. D. Kneest, head draftsman in his office, and August Eppard, as superintendent of construction.

The interior of the building will be finished in keeping with its plain and simple exterior. The lobbies and corridors will be finished in marble, with a fine arrangement of pilasters, wall-niche, and plaster, which conform with the general design of the building.

When the architect and the contractor have finished their work the proper decoration of the interior will remain to be accomplished. Contract for this work has been recently signed between the building commission and W. & J. Sloane, of New York and Washington. These decorations cover not only the court chamber, but the private rooms of the justices and all the appointments of the building.

In Mahogany and Red.

In general the system of interior decorations may be described as mahogany for desks and furnishings, with red draperies and carpets and rugs to match. Special draperies have been designed for the windows of each apartment, and are being manufactured specially for the building. Desks and chairs of special design are to be provided, and when the furnishing of the building shall have been put in place the new courthouse will be one of the notably beautiful buildings of the District.

W. & J. Sloane furnished exclusive and special designs for the decorations, which will not be duplicated, and the courthouse will be one of the most comfortable as well as one of the most unique palaces of justice in the country.

The bench of the courtroom is of rare and simple design. It has at the same time great simplicity and richness. Attention has been paid to the minutest detail of the furnishings, and whether it be the seat of the chief justice or the desk of the stenographer with the disappearing top, all will be of the same fine design and material, producing an effect it would be impossible to duplicate in any similar structure in North America.

Old and Reliable Firm.

W. & J. Sloane, who have received the contract for the work described, is one of the oldest and largest firms in the United States. Its headquarters are in New York, but it has many branch stores in the leading cities of the country, its Washington headquarters being at 1414 H street northwest. This company controls not only a large number of retail stores throughout the country, but owns carpet, rug, and furniture mills to manufacture the greater part of the goods sold. In filling the order for the furnishings of the Court of Appeals, this firm submitted special designs of the materials required, and they will be made up at the factories of the company and sent to Washington to be assembled and put in place under the superintendence of Charles G. Smith,